

# News of the Real Estate Word

## GIVE 1.1 ACREAGE FOR HEIGHTS FLAT

**Patchogue Co. Buys Corner on Fort Washington Avenue; Other Sales.**

The Patchogue Holding Company, August Elmer president and A. O. Elmer treasurer, purchased from the Patchogue Holding Company, Joseph Shenk president, 245 Fort Washington avenue, southwest corner of 170th street, a six-story elevator apartment on plot 100x100. It contains four, five, six and seven room suites for forty-eight families, with a rental of about \$25,000 yearly. It was held at \$100,000.

In part payment the buyers gave an estate of 350 acres, known as Woodlands on the Bay, with about one mile of water frontage on Great South Bay, adjoining Smiths Point and near Nassau, L. I., which was held at \$100,000.

The Patchogue Holding Company immediately leased the apartment building to the Patchogue Holding Company for twenty years at a total net rental of about \$20,000. The entire transaction involves about \$125,000, Irving H. Wolfe was the broker.

**Other Apartment Deals.**

The Meister Builders, Inc., purchased 32 and 33 West 112th street, two eight-story apartment buildings known as Wenham and Campden, on plot 35x100 each. They accommodate sixty-four families and have a rental of about \$10,000. They were held at \$25,000.

The Meister Builders sold to Theodore Krill 112 East 108th street, a six-story tenement, with stores, 25x100, held at \$35,000. A. Michelson was the broker.

Samuel Brenner purchased from the 39 West Fifty-ninth street Corporation the fourteen-story apartment hotel at 39 West Fifty-ninth street, 50x100, holding the Plaza Hotel. The house was completed in 1920 by J. L. Carpenter, Brown, Wheelock-Harris, Vaughn & Co. negotiated the deal.

The Royal Heights Realty Company, Benjamin Feinberg president, bought from Jacob Landau the five-story thirty-family apartment at 64 West 173d street, 50x100, held at \$120,000. The buyers own the adjoining house at 650.

M. H. Gailard & Co. sold for the Hands Realty Company the four-story apartment house at 41 West Fifty-second street to Mrs. Anna Field, who has leased the building for a long term of years to Capt. A. Hedlund.

P. M. Clear & Co. sold for George P. Hoff the five-story apartment, 25x100, at 514 West 133d street to E. Meckert.

David and Harry Lippman sold 211 East Twenty-second street, a five-story tenement, with stores, 17x100.

The five apartments at the southwest corner of Lexington avenue and Eighty-seventh street are reported to have been sold by John McLaughlin to an operator, who is negotiating for a resale of the site to an apartment house and Jerome A. Dwyer & Co. sold for Dr. A. Lipshitz to Rocco Lassano 110 Macdonald street, two six-story front and rear buildings.

It. W. Ritwagen sold to James Smith West Tenth street, a five-story tenement, 25x100.

**SELLS WEST BRONX PARCELS.**

B. L. Kennedy Auctions Part of Old Anderson Farm.

Bryan L. Kennedy, Inc., sold at auction yesterday in 14 Vesey street the property known as part of the Anderson farm on Anderson avenue and Jerome avenue in the West Bronx. Among the offerings, a two-story dwelling on the east side of Anderson avenue, north of 165th street, on plot 100x100, was sold to Morris Sidelick for \$10,000. The lots on Anderson avenue averaged about \$1,600 each.

Among the buyers were: Thomas Nakulka, Frederick E. Engel, Henry Cohen, Charles Bauer, P. Nazetta, Thomas H. Reynolds, Florence L. Seal, J. M. Jacobson, Edward P. Shanley, Moses Feder, H. Duford, W. P. White, Mrs. John H. Adams, Morris Sidelick.

**RESIDENTIAL RENTALS.**

Houghton Company leased for Alida Truitt the two-story dwelling, 25 West Ninety-fifth street, to the Upsilon Chapter of the Theta Chi Fraternity.

Payson McL. Merrill Company leased apartments, 925 Park avenue to J. H. Gardner, 810 West Eighty-sixth street to Charles Thomas; in 57 West Fifty-third street to Mrs. Erica Evers and Joseph Goldsticker; in 42 West avenue, Dr. Edwin W. Spies; in 140 West Fifty-seventh street to Charles Halstead Mape and in 115 East Fifty-sixth street to Gurney L. Smith.

Albert B. Ashforth, Inc., leased apartments in 28 West Sixty-sixth street to Mrs. Kathryn Stolte; in 124 West Fifty-fifth street to Arthur C. Jackson and a furnished apartment in 440 Livingston Drive to J. J. Cona.

**BUYS ADJOINING BUILDING.**

E. H. Ludlow & Co. sold for the Lichtenstein estate, the seven-story building, 69 and 62 East Eleventh street, Broadway, which was purchased by a company controlled by Paul R. Gordon, attorney, which owns the adjoining property at 64 and 66. The property has been owned by the Lichtenstein family for more than 25 years, and was held at \$130,000.

**RESELS FIVE ASTOR HOUSES.**

The John P. Peel Company resold for Nathan Willes the two-story-one dwelling at 302 to 342 West Fifty-fifth street, purchased from the Astor estate. The resales involved 314 to Nettie Clauss, 316 to H. H. Dyman and 320 to E. W. Turner, tenant of the Astors, who operated these properties as boarding houses. Contracts have been drawn for the sale of five other houses in the row.

**SALE ON MANHATTAN AVE.**

Sherman & Kirschner sold for J. Newburgh, 405 Manhattan avenue, southwest corner of 117th street and Manhattan avenue.

**TO TAKE OVER OLD HOTEL.**

The 127 University place, Inc., with C. A. Becker, P. Finkelstein and I. J. Schuster as directors, has been formed to take over the old five-story Spinger Hotel at the southeast corner of Fourteenth street, 25x100.

**TO IMPROVE YONKERS PLOT.**

Cammann, Voorhes & Floyd sold for Yale University to the Spear Construction Company, Lewis E. Kloban president, the vacant plot on the east side of South Broadway, opposite St. Joseph's Hospital, between the Yonkers Manicott Guild and Elks Building, approximately 160x160, with an "L" shape. The plot was formerly owned by the late Robert M. Judson. It will be improved with stores and show rooms.

**ON STATEN ISLAND.**

Cornelius G. Kioff sold for Mary T. Marsh to Mr. and Mrs. J. Blum a plot on Hope avenue, Fort Wadsworth. The purchasers will erect a dwelling.

## OPERATING COMPANY IN \$1,000,000 DEAL

**I. Portman Buys and Sells Manhattan Deals.**

Properties valued at approximately \$1,000,000 are involved in deals just closed by the Minport Realty Corporation, I. Portman president. From a client of Henry I. Cooper and M. Cohn & Co. Mr. Portman bought the Alabama, a six-story elevator apartment at the northeast corner of Riverside Drive and 127th street, on five lots, and valued at \$275,000. From the same interests he bought the five-story new house at 750 Prospect avenue, 60x100, valued at \$250,000, and renting for \$12,000 annually. The same brokers recently sold both properties.

Mr. Portman resold the new nine-story apartment at 24 and 26 West Sixty-ninth street, valued at \$200,000, which he recently bought from Jacob Axelrod, who built it. The new owner is Rose Sobel, 25 West Hill, a six-story elevator apartment at the southeast corner of Convent avenue and 149th street, 100x100, has been purchased by Mr. Portman from the 430 Convent Avenue Corporation, which held it at \$220,000.

## BANKER BUYS HOME ON EAST EIGHTIETH STREET

**A. B. Claffin Acquires House of S. J. Jennings.**

Douglas Gibbons & Co. sold for Sidney J. Jennings the five-story American bungalow house 44 East Eightieth street, 32x100. Arthur B. Claffin, the banker, is the purchaser, and after alterations, will make his home there. The property adjoins the residence of Ford Huntington and the houses of Thomas S. McLane and H. B. Hollins.

Douglas Gibbons & Co. sold the two and a half-story house at 182x100, at 24 Charlton street for Mrs. Stanley Clark to Mrs. A. G. Olney, for occupancy.

Chas. K. Clisby & Co., Inc., sold the three-story dwelling 21 West Seventieth street for Mrs. Mame Holahan to a client for occupancy.

Real Estate Management Company sold for the estate of John Foster the two dwellings 228-230 East Nineteenth street.

Ernest T. Bower sold for Henry T. Plack the three-story dwelling 304 West 133th street.

Coffax Realty Company sold to Hugh and Margaret L. Slevin the three-story dwelling at 411 West Forty-third street, 18x100.

Dwight, Archibald & Perry sold to Maria S. Simpson for the estate of Patrick Clark the four-story dwelling 438 West Twenty-third street, 18x100, which will probably be renovated and occupied.

## MISCELLANEOUS LEASES.

Albert B. Ashforth, Inc., leased space in 3 West Ninetieth street to Abraham Feuer; in 142 Fifth avenue to Ben Barnett, and in 40 Fourth avenue, with Stephen H. Tynar, Jr., and Co., Inc., to William H. Horstmann Company, Inc.

Bastine & Co., agents, renewed the following floors: Eighth in 28 West Twenty-fifth street to the Longacre Waist Company; sixth in 97 Fifth avenue to Ramer, Lissauer, Inc.; six in 15 West Twenty-sixth street to L. Richman and J. Block, and second in 19 West Twenty-fourth street to Gerhson Hausman.

Hed & Sons leased floors as follows: In 125 Broadway to S. M. Goldberg Enterprises, Inc.; in 142 West Thirty-sixth street to Joseph A. Goldstein, and in 125 West Thirty-sixth street to Kitzinger Bros. & Karp.

Ames & Co. leased store in 115 West Twenty-fifth street to Samuel Goldberg & Brother; left in 26 West Thirty-first street to Abe Bach and Philip Schwartz building at 111 West Twenty-ninth street to Katz Bros. Fur Company, Inc.

H. L. Moxley & Co. leased store, basement and first floor, in 94 West Twenty-third street to Thomas Boyd & Co., Inc., and space in 11 Maiden lane to Thomas A. Gray.

Charles G. Keller rented store and basement in 125 West Ninetieth street to the Strand Textile Shrinkage Company.

Seaman & Pendergast, with E. A. Turner, leased space in 142 West Thirty-third street to Miss Louella Wright, who will conduct a luncheon club for the National Association of Book Publishers.

Bleiman & Co. leased in 112 West Thirty-sixth street stores and basements to Bloomberg & Halpern, Lowenthal & Goldblum and Harris & Mailard, millinery; ninth floor in 132 West Thirty-sixth street for millinery showroom for National Straw Works, S. H. Recht Hat Works of Milwaukee and Leppman Bros.

William F. Chintzery Company, Harry H. Heyman, Everett Hat Company, Lippert Green Company and Midland Hat Company of Chicago, Bleiman & Co. leased 40,000 square feet of store and basement at Seventh avenue, northwest corner of 142 West Ninetieth street, for Center Realty Company to Julius Bloomfield & Co., women's hat jobbers.

Charles G. Keller rented store and basement in 142 West Ninetieth street to the Strand Textile Shrinkage Company.

Douglas L. Elliman & Co., Inc., leased store in 529 Madison avenue to Gans Szabo for sale of antique jewelry.

Cushman & McKelid, Inc., leased offices in the Canadian Pacific Building to Elmer J. Blinford and additional space to A. W. Shaw Company and the Dartnell Corporation.

**PERSONAL AND IMPERSONAL.**

The East River Savings Institution loaned \$20,000 on 50-52 Pine street, reported on Wednesday.

Quinlan & Leland have placed first mortgage loans of \$100,000 on 360 Broadway, 3-story tenement and store; \$50,000 and \$70,000 on 215 West Sixty-ninth street, a 6-story apartment, 80x100.

E. H. Ludlow & Co. were co-brokers with George H. Chivins in the recent sale of 120 West Sixteenth street, sold for Joseph L. Buttenwieser, and Nos. 122 and 124 West Sixteenth street, sold for the Longstreet estate to Frederick Brown.

Maximilian Zipkes, architect, has been commissioned by the L. Greenbaum Company to draw plans for a two-story store and warehouse on the southwest corner of 190th street and Amsterdam avenue at a cost of about \$50,000.

**IN THE AUCTION ROOM.**

(14 Vesey Street.)

BY HENRY BRADY.

EAST 125th ST.—251, n. e. 102 ft. w. of 25 av. 25x100, 3-story tenement and store; Lawyers Mortgage Co. vs. Stephen H. Jacobson et al.; Sherman & Kirschner; Frederick R. Crane (D); due \$19,575.61; taxes, etc., \$600. To the plaintiff for \$20,000.

DROWN EXCHANGE.

BY EDWARD J. BURHER.

MORRIS AV.—445, n. e. 50 ft. w. of 135d st. 25x100, 3-story tenement and store; gero Savers et al. vs. Micle La Gavera et al.; Harold E. Swain (d); L. J. A. Schoff; (D); due \$1,281.21; taxes, etc., \$119.20; subject to a mortgage of \$4,000. To Marie Russo for \$5,700.

## INVESTORS PURCHASE OLD GRAND HOTEL

**Buy Corner of Broadway and Thirty-first Street.**

The original portion of the Grand Hotel property, southeast corner of Broadway and Thirty-first street, has been transferred by Eugene Higgins and others to the newly formed 1234 Broadway Corporation, clients of Davis, Wagner, Heater & Holton, attorneys. The property was formerly owned by the Brooks family, and is a five-story structure. The new owners are said to be investors.

The transfer affects the Broadway front of the hotel, on an eight-story structure fronting 105.9 feet on Broadway and 123 feet on Thirty-first street. The twelve-story addition on Thirty-first street is not involved in the deal, and no change will result in the operation of the hotel through the sale, as the entire property is under lease for a long term to the Mauger Brothers.

The part transferred is assessed by the city at \$550,000. The new owners have borrowed on the property from the Equitable Life Assurance Society \$500,000 for ten years at 5 1/2 per cent.

## FREDERICK BROWN IN BIG ROCHESTER DEAL

**Buys Cutler Property in Retail District.**

Frederick Brown, the operator, has purchased fourteen parcels of business property in the heart of Rochester, N. Y., from the Cutler Realty Company, J. W. Cutler president, through Eugene C. Rosser, a broker of that city. The properties, which have frontages on Main street, East avenue, Euclid and Elm streets, were held at \$3,000,000.

Mr. Brown was induced to buy the property after he had made a hurried trip to Rochester and had satisfied himself that the parcels were in the center of the retail shopping district. That portion of the purchase known as the East End Avenue Building will be resold to a large department store, which will extend the building as was originally planned.

## MILK CO. BUYS ON EAST SIDE.

Prudential Condensed Milk Company bought for \$42,000 the four and one-half-story building at 207 1/2 East Eighth street from the Bank of New York and Trust Company. The property occupies a plot 107x225 between First avenue and Avenue A.

Plans have been filed for a six-story hotel, 130.62x116.8, on the west side of the Grand Concourse, 154 feet south of 132d street for the Jomot Realty Company, Inc., J. N. Sauer president. Golden & Golden, architects, estimate the cost at \$200,000.

Plans were also filed for a five-story house, 50x98, at northeast corner of Lexington avenue and 207 1/2 street for the H. A. F. Wolf Company, Henry A. Wolf, president. Charles Schaefer, Jr., estimates the cost at \$100,000.

## TO ALTER HOBOKEN HOTEL.

The corner portion of the old Continental Hotel, 101 and 103 Hudson street, Hoboken, has been leased by Rudolph Jabe though J. I. Kleisk, Inc., to Joseph Salvendy of Hoboken, who will remodel it into an up-to-date hostelry. Mr. Jabe has sold the other half of the property to H. Horowitz of Hoboken, who will convert it into an apartment house with stores. The Kleisk firm was the broker in both deals.

## BRONX BUILDERS SELL BIG UNFINISHED FLAT

**Other Deals Reported From Northern Borough.**

The T. S. and B. Building Corporation, Samuel Belkin president, sold to David Perlman the six-story apartment house near completion at the southeast corner of Southern Boulevard and Tiffany street, 100x125. It is arranged for sixty-three families and has eight stores. The property was held at \$225,000.

The selling interests have bought from the Johnson estate the plot 100x100 on the east side of Southern Boulevard, 175 feet north of Lexington avenue, on which they will erect a six-story apartment house for fifty-eight families which will represent an investment of about \$275,000.

Six five-story apartment houses on Hewitt place, near Westchester avenue, in the Bronx, have been purchased by the newly organized K. T. Realty Corporation, represented by Kaplan, Kosman and Streusand as attorneys.

From Molly Kalmanowicz the company acquired Nos. 834 and 835 and first street in the Lamport Realty Company Nos. 840, 850, 854, and 855.

The Phelan-Billingsley Corporation leased from Robert B. Bradley for approximately \$1,000,000 through Annstrong Brothers, brokers, the northwest corner of Fordham road and Grand avenue, fronting 130 feet on Fordham road, 64 feet on the Aqueduct, with rear line running to a point at the intersection of Fordham road and Grand avenue. It is improved with a modern one-story building containing eight stores.

The leases also purchased through the same brokers, to round out the site, from Samuel Barkin, 2443 Grand avenue, 50x114 to the Aqueduct, with a three-story mansion of twelve rooms. This gives them a site 130 feet on Fordham road, 59 feet on Grand avenue and 111 feet on the Aqueduct. The lease and renewals cover forty-two years and carry an option to purchase upon expiration of lease. The leases at the expiration of present leases will add another story.

J. Clarence Davies, Inc. sold for William O'Connell to Henry Meyer, vacant plot, 50x100, on the west side of Hunt's Point avenue, 409 feet south of Rynga avenue.

## BROOKLYN TRADING.

Herbert C. Comstock & Son sold for Alice L. Larkin 570 Ocean avenue, a detached three-story house, which will be purchased to a point at the intersection of Tenth street and 127 feet on Ocean avenue.

J. Lacey sold to Max Weinstein, the southwest corner of Avenue I and East Twenty-second street, a plot 50x114. The purchaser will erect a two-family fifteen room house with double garage.

Realty Associates sold a new one-family house at 198 Thirtieth street to Andrew Cooper; at 212 Thirtieth street to B. Billisla, and 202 Thirtieth street to Edgar Haglund.

A. Mishkin sold for G. Peterson a new two-family dwelling with double garage, 35x100, at 1475 East Fourteenth street.

Frank A. Seaver & Co. sold five lots, northeast corner of Fort Hamilton avenue and Eightieth street, for F. A. Gearon to an investor.

## REAL ESTATE AT AUCTION.

**JOSEPH P. DAY, INC., Real Estate Auctioneer, 67 Liberty St., N. Y. Phone 7-54**

**JERRE JOHNSON, JR., Auctioneer, 102 Morgan St., Brooklyn, N. Y.**

**CITY REAL ESTATE.**

Brooklyn—Sale or Let.

**BARGAIN WEST BRONX.**

buys 12 lots and a 12 room house; garage for 3 cars. Will convert into all improvements. Near Fordham Road and Concourse. Terms to suit.

H. L. PHILLIPS, 2075 Valentine Ave.

## REAL ESTATE AT AUCTION.

**"TURKEY TALK"**

**TAKE A WALK**

Today up the Concourse in the Bronx

**LOOK TO THE WEST**

See buildings going up in all directions.

This means increases in values, going on right now—TODAY

**BEFORE YOUR VERY EYES.**

**THAT'S THE PLACE**

To buy and sell at a profit or to buy and build your home.

**Go to the Absolute Auction Sale of 81 LOTS**

By order of the Executors of the Estate of Julius Lowenthal, Deceased, and others

On 177th St., Tremont Ave., 176th St., Grand Ave., and Davidson Ave., and on Aqueduct Ave., between 190th and 192nd Sts., University Heights, Bronx

**Dec. 12th, 1922, at 12 M.**

at the Real Estate Exchange Salesroom, 14 Vesey St.

70% can remain on mortgage Titles insured free to purchasers

Apply to

**J. CLARENCE DAVIES, Inc., Auctioneers**

32 Nassau Street 149th St. and Third Ave.

Unfurnished. Above 30th St.—34th Av. to North River.

Unfurnished. Above 38th St.—40th Av. to North River.

## REAL ESTATE AT AUCTION.

**16 Minutes from the heart of Manhattan**

**Kew Hall**

N. Y. City's most beautiful and Restricted Suburb.

Apartments of 4 to 7 spacious rooms.

Open fireplaces—Appointments Unequaled.

SOCIAL REFERENCES INDISPENSABLE

Ewing, Bacon & Henry 101 Park Av., N. Y. City. Phone Murray Hill 7084.

## Queens Boulevard Arms

QUEENS BOULEVARD AT BRAGAW STREET

READY DECEMBER 15th

**3, 4 & 5 Rooms & Bath \$70 to \$90 Mo.**

All Large Outside Rooms, Finest Equipment and Appointments.

Tennis Courts and Children's Playgrounds. Another unit in the new Queens Boulevard Residential Section.

Corona Line, Queensboro Subway, at Grand Central to Lavery St. Sta. 12 minutes.

Phone Hunters Point 4700, or

**William B. May & Company**

570 Madison Ave., at 56th Street

Phone 0270 Plaza.

## Suburban Real Estate.

Long Island—Sale or Let.

AT FLORAL PARK—New beautiful home, 6 rooms, the bath, kitchen, fireplace, every modern improvement, and glass residential section. Price \$10,500; liberal terms. R. F. LYONS, 126 Violet av., Floral Park, Long I.

FOREST HILLS GARDENS.

For rent, new brick house, corner; just finished; 7 rooms, bath, sun parlor, garage; only few blocks from station. Phone owner, 1400 Boulevard, or call 55 Bow St. GARDEN CITY—Old-fashioned home, remodeled, thoroughly modern, 8 rooms, 2 baths, sun porch, 2 car garage, half acre ground; best location in Park Roadway. Section of Garden City. CLARK, CHRISTIAN, 1111 Madison, L. W. 54th. Telephone Fitzroy 0102.

HOUSES at low prices; easy terms; let us finish for you. A picture folder sent. HYDE & BAXTER, 100 West 42nd St., New York.

MODERN stucco home, 6-7-8 rooms, 2 1/2 baths, all improvements; restricted neighborhood; best location in Park Roadway. Inquire ISCO DEVELOPMENT CORP., Baywater and 10th Ave., Park Roadway.

## NEW BUILDING

**2, 3 and 4 Rooms**

ALL THE LATEST IMPROVEMENTS.

**Tudor Place, One Block South of 167th St. and Grand Concourse.**

Leasing Ave. Subway Express to 167th St. Station.

THIRD WALK 2 BLOCKS EAST.

Westchester.

High class, 3 elevators; 35 minutes from Grand Central; 2 minutes from station; 6 or 8 rooms with 1 bath, 6 rooms with 2 baths and fireplace. Now ready for occupancy. Large rooms, large closets, up-to-date equipment.

**THE JOHN T. BROOK CO., Owners.**

Felham, N. Y. Tel. 4755 Felham.

## CITY REAL ESTATE.

**Knickerbocker Chambers**

66 West 53rd St.

2 Room Elevator Apartments

ALL MODERN IMPROVEMENTS

MODERATE RENTAL

APPLY AGENT ON PREMISES

MAID SERVICE IF DESIRED

**OVERLOOKING CENTRAL PARK**

218-220 W. 59TH ST.

5th Floor Apt. 8 Rooms

ELEVATOR, Etc., \$2000

**J. EDGAR LEYCAFT & CO.**

30 East 42d St., M. H. 0500.

**2 Rooms and Bath, \$75**

23 West 46th St., Near 5th Ave.

Tea Room in Same Building

**J. EDGAR LEYCAFT & CO.**

30 East 42d St., M. H. 0500.

Unfurnished.

Above 50th St.—54th Av. to North River.

## Non-Housekeeping Suites of 3 ROOMS

Overlooking Central Park.

Central Park West, Cor. 91st St.

AN APARTMENT HOTEL

with Roof Garden Restaurant.

An unusual desirable residential location. Maid and Porter service included in rent. Relief from help troubles here affording all conveniences of a private home with unequalled service.

Exceptionally Attractive Prices.

**SHARP & CO.**

D'way at 95th St., Tel. 3805 River.

## TO LET FOR BUSINESS.

Miscellaneous.

**RULAND & BENJAMIN, REAL ESTATE.**

14 East 48th St. Vanderbilt 3362.

BUILDINGS, STORES, LOFTS.

## APARTMENTS—Sale or Let.

**Jackson Heights**

12 Minutes from Grand Central Station

**New Elevator**

**Garden Apartments**

5 to 7 Rooms—2 to 3 Baths

Rate and Terms—Reference Required

Tenant-Occupancy Plan—Liberal Terms

Take Subway to Grand Central, transfer to Queensboro Subway, Cor. 116th St. (Jackson Heights) Station (Office Opp. Station)

By motor—5th via Queensboro Bridge, Jackson Ave. to 25th St.

**The Queensboro Corporation**

Manhattan Office—50 East 42nd Street

Murray Hill 7007

Children's Playgrounds, golf, tennis, etc.

## APARTMENTS—Sale or Let.

Unfurnished—Queens.

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14 East 48th St. Vanderbilt 3362.

BUILDINGS, STORES, LOFTS.

## REAL ESTATE—Other States.

Florida—Sale or Let.

FOR SALE IN MIAMI, FLORIDA.

99 year lease on a 1000 building located in the center of the city and near the post office and business; one of the best locations in the city. For further information address JAMES F. VAUGHN, 148 N. E. 1st St., Miami, Fla.